

**ZB# 91-16**

**Bila Partners /  
Caldor, Inc.**

**65-2-12**

Prelim.

May 13, 1991.

Need:

Letter of Auth. ☒ new  
by owner. ☒ (from Mike)

OCPD ~~to be~~  
notified on 7/9/91.

Fee paid - ☒

Notice to Sentinel  
on 7/9/91 ☒

Fee Paid

Decision -

Granted -

Sign variance  
7/22/91.  
+ height

# 91-16- Bila Partners - sign

TOWN OF NEW WINDSOR			General Receipt		12100	
555 Union Avenue New Windsor, N. Y. 12550			May 13		19 91	
Received of <u>Fratling Paper Co</u>			\$ <u>50.00</u>			
<u>fifty and 00/100</u>					DOLLARS	
For <u>Leasing # 41-16</u>						
DISTRIBUTION			By <u>Robert J. Townsend</u>			
FUND	CODE	AMOUNT				
Williamson Law Book Co., Rochester, N. Y. 14609			<u>Town Clerk</u>		Title	

**CALDOR**

DISTRIBUTION. *1*

FUND	CODE	AMOUNT

Williamson Law Book Co., Rochester, N. Y. 14609

By *Julius E. Townsend*  
*Town Clerk*  
Title

# CALDOR



-----X

In the Matter of the Application of

BILA PARTNERS/CALDOR INC.

DECISION GRANTING  
SIGN VARIANCE

#91-16.

-----X

WHEREAS, BILA PARTNERS, a partnership and owner of the parcel in question, having an office located at 158 North Main Street, Florida, New York 10921, and CALDOR INC., a corporation and lessee of the parcel in question, having an office located at 20 Glover Avenue, Norwalk, Connecticut, have made application before the Zoning Board of Appeals for a 241 s.f. sign area and 7 ft. height variance for a building sign at the above address in a C zone; and

WHEREAS, a public hearing was held on the 22nd day of July, 1991, before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Brian J. O'Conner of Frohling Sign Company, 419 East Route 59, Nanuet, N.Y. 10954, appeared in behalf of the applicant and spoke on behalf of the applicant in support of the application; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that the applicant is seeking to construct a building sign to be placed on the front portion of the building in question.

3. Applicant's proposed sign area exceeds the bulk regulations for signs in the C zone by 241 s.f. and 7 ft. in height.

4. The evidence presented and the Board's familiarity with the area shows that Route 32 in front of the applicant's site is a well-traveled highway, and that motorists typically pass the subject site at from 10 to 40 m.p.h., depending upon traffic (speed limit is 30 m.p.h.), which makes clear signage identifying the location of area businesses essential to passing traffic.

5. The evidence presented by the applicant indicated that the old Caldor sign was taken down when a new fascia was added to the building and only partially replaced. And, in addition, the Caldor chain is changing its corporate logo and thus seeks to replace the old

sign with the new design.

6. The evidence presented by the applicant indicated that the proposed sign is similar in design and size to the adjacent sign on the Shop Rite store. In addition, the existing signs for stores in the shopping center appear to be larger than the 20 s.f. allowable sign area.

7. The evidence presented by the applicant further showed that the applicant's store is set back 350 ft. from the road and that there is no sign along the road frontage.

8. The evidence presented by the applicant further indicated that the floor area of the store in question is 80,000 s.f. and that to add a building sign to the face of the building which conforms to the sign regulations would totally dwarf the size of the sign in comparison to the face of the building. In addition applicant feels that the proposed sign is appropriate for a store of this large floor area.

9. The evidence presented and the Board's familiarity with the area shows that the sign will be located along a major highway, not too far from a busy intersection, where a multitude of signs are located, which further hampers visibility of signs located in this area.

10. The evidence presented further showed that the proposed sign will facilitate ready identification of the applicant's property by passing motorists.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the sign variance requested is not granted due to the fact that this is a well-travelled highway and signs readily identifying the applicant's presence are required.

2. The proposed variances will not result in substantial detriment to adjoining properties or change the character of the neighborhood since the neighboring properties are located in a design shopping (C) zone and the proposed sign merely updates and replaces the existing sign.

3. The proposed request for a sign variance of 241 s.f. sign area with 7 ft. sign height is not considered excessive with relation to the other signs which are located on adjacent buildings in the Big V Shopping Plaza or nearby commercial properties, given the fact that the entire plaza has been reconstructed with a new facia which has signage for several businesses without any road signs.

NOW, THEREFORE, BE IT

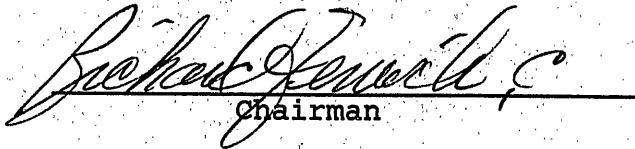
RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a sign area variance of 241 s.f. and 7 ft. height

variance as requested above in accordance with plans presented at the public hearing and on file in Building Inspector's Office.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: August 12, 1991.

  
Chairman



**Department of Planning  
& Development**

124 Main Street  
Goshen, New York 10924  
(914) 294-8151

**Peter Garrison, Commissioner**  
**Richard E. DeYork, Deputy Commissioner**

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor D P & D Reference No. NWT 24 91 M  
Country I.D. No. 65 / 2 / 12

**Applicant** Bila Partners (Caldors)

**Proposed Action:** Variance - Sign for Caldors

**State, County, Inter-Municipal Basis for 239 Review** Within 500' of NYS Hwy. 32

**Comments:** There are no significant inter community or County-wide concerns to bring to your attention.

## Related Reviews and Permits

County Action: Local Determination xx Disapproved \_\_\_\_\_ Approved \_\_\_\_\_

Approved subject to the following modifications and/or conditions:



ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR  
COUNTY OF ORANGE : STATE OF NEW YORK

-----x  
In the Matter of Application for Variance of

BILA PARTNERS,

Applicant.

#91-16.

AFFIDAVIT OF  
SERVICE  
BY MAIL

-----x  
STATE OF NEW YORK)  
                          ) SS.:  
COUNTY OF ORANGE )

PATRICIA A. BARNHART, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age  
and reside at 7 Franklin Avenue, New Windsor, N. Y. 12553.

On July 11, 1991, I compared the 153 addressed  
envelopes containing the attached Notice of Public Hearing with  
the certified list provided by the Assessor regarding the above  
application for variance and I find that the addressees are  
identical to the list received. I then mailed the envelopes in a  
U. S. Depository within the Town of New Windsor.

Patricia A. Barnhart  
Patricia A. Barnhart

Sworn to before me this  
11th day of July, 1991 !

Deborah Green  
Notary Public

Orange County  
Commission Expires July 15, 1993

(TA DOCDISK#7-030586.AOS)



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

153

May 28, 1991

Frohling Sign Co.  
419 East Route 59  
Nanuet, New York 10945

Re: 500 ft. Variance List -  
Tax Map Parcel 65-2-12  
Owner: Bila Partners

Gentlemen:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$168.00, minus your deposit of \$25.00.

Please remit the balance of \$143.00 to the Town Clerk, Town of New Windsor, NY.

Sincerely,

A handwritten signature in cursive script that reads "Leslie Cook".

LESLIE COOK  
Sole Assessor

LC/po  
Attachments

cc: Patricia Bannhart

Consolidated Rail Corp. ✓  
6 Penn Center Plaza  
Philadelphia, PA 19103

Christianson, Alton D. & Theresa  
327 Old Forge Hill Rd. ✓  
New Windsor, NY 12553

Ware, Jerline & Zelda ✓  
329 Forge Hill Rd.  
New Windsor, NY 12553

Canzoneri, Carina  
323 Old Forge Hill Rd. ✓  
New Windsor, NY 12553

Graziano, Jr. Jack V. & Phyllis T.  
1318 Union Ave.  
Newburgh, NY 12550 ✓

Blooming Grove Operating Co., Inc.  
PO Box 188  
Washingtonville, NY 10992 ✓

Panella, Emilio, As Trustee  
PO Box 573  
Vails Gate, NY 12584 ✓

Sun Refining & Marketing Co.  
Ten Penn Center ✓  
1801 Market St.  
Philadelphia, PA 19103

Kass, Frederick J. ✓  
& Samuel & Audrey Madison  
367 Windsor Highway  
New Windsor, NY 12553

Kroposki, Henry & Walter  
PO Box 731  
Monroe, NY 10950 ✓

Haynes Avenue Realty Co.  
c/o Mandelbaum ✓  
80 Main St.  
West Orange, NJ 07052

Rosenbaum Industries, Inc.  
PO Box 428  
Vails Gate, NY 12584 ✓

Albany Savings Bank ✓  
94 Broadway  
Newburgh, NY 12550

Rosenberg, William & Viola ✓  
c/o Big V Supermarkets, Inc.  
176 No. Main St.  
Florida, NY 10921

Kelly, Katherine ✓  
Box 38  
Vails Gate, NY 12584

Lawton, Edith B. ✓  
Po Box 653  
Vails Gate, NY 12584

Beck, Jr. Raymond J. & Pauline A. ✓  
Box 498  
Vails Gate, NY 12584

Morgese, Felicia ✓  
71 Sullivan St.  
New York, NY 10012

Selby, Edmond M. ✓  
335 Old Forge Hill Rd.  
New Windsor, NY 12553

Estremera, Rose ✓  
21 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Warshaw, Sonnie & Diane ✓  
23 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Perry, Ronald & Marie A. ✓  
25 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Levy, Barbara ✓  
27 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Palumbo, Grace Ziegler ✓  
29 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Daidone, Charles T. & Rose M.  
250-260 Temple Hill Road  
New Windsor, NY 12553 ✓

Highland National Bank & Trust Co.  
381 Broadway  
Newburgh, NY 12550 ✓

C.P. Mans  
PO Box 247  
Vails Gate, NY 12584 ✓

City School District of Newburgh  
Box 608A  
Vails Gate, NY 12584 ✓

Kimura, Isamu  
c/o Maiko Restaurant  
PO Box 666  
Vails Gate, NY 12584 ✓

The Vails Gate Fire Co.  
PO Box 101  
Vails Gate, NY 12584 ✓

Forge Hill Management Assoc. ✓  
11G Ivy Lane  
Bergenfield, New Jersey 07621

Sorbello, Bouyea, King  
c/o Robert K. Bouyea ✓  
505 North Riverside Rd.  
Highland, NY 12528

Parisi, Dominick S. & Lucille  
53 Highview Ave.  
Newburgh, NY 12550 ✓

Windsor Properties  
c/o R.W. Sholes Inc. ✓  
2300 Vails Gate Heights Drive  
New Windsor, NY 12553

Wolff, Edwin J. Jr. & Lorayne  
80 Vails Gate Heights Drive  
New Windsor, NY 12553 ✓

Klein, Robert & Harriet ✓  
82 Vails Gate Heights Drive  
New Windsor, NY 12553

Wong, Michael ✓  
& See Tien Ong  
31 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Warshaw, Steven & Ronni ✓  
33 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Skopin, Raymond P. & Grace ✓  
35 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Schmidt, Vincent J. & Gertrude E. ✓  
37 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Zelkind, Frederick S. & Thelma ✓  
39 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Coyle, Stephen P. & Annelie ✓  
41 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Ledwith, III John C. & Jacqueline C. ✓  
43 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Shapiro, Martin & Frances ✓  
45 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Hunger, Leonard & Lucy ✓  
47 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Navedo, Juvencio ✓  
& Albertha Johnson  
49 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Maidman, Bertrand & Myra ✓  
51 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Diaz, Rafael & Dolores  
53 Vails Gate Heights Drive  
New Windsor, NY 12553 ✓

Asmann, Ulrich & Linda ✓  
99 Montgomery Street  
Newburgh, NY 12550

Scheiner, Isaac & Sally ✓  
17 Marion Drive  
Newburgh, New York 12550

Isaacs, Christopher A. & ✓  
Jackson, Sandra  
59 Vails Gate Heights Drive  
New Windsor, NY 12553

Herring, David & Edith ✓  
61 Vails Gate Heights Drive  
New Windsor, NY 12553

Martini, Peter & Lucy ✓  
PO Box 331  
Vails Gate, NY 12584

Blooming Grove Operating Co In. ✓  
PO Box 188  
Washingtonville, NY 10992

Reed, Barbara ✓  
65 Vails Gate Heights Drive  
New Windsor, NY 12553

Yelin, Bella ✓  
67 Vails Gate Heights Drive  
New Windsor, NY 12553

Dugan, Dennis P. & Annette F. ✓  
69 Vails Gate Heights Drive  
New Windsor, NY 12553

Petrolese, Salvatore & Concetta ✓  
71 Vails Gate Heights Drive  
New Windsor, NY 12553

Luongo, Carmine A. & Norma ✓  
73 Vails Gate Heights Drive  
New Windsor, NY 12553

Zerner, Alberto P. & Mary A. ✓  
75 Vails Gate Heights Drive  
New Windsor, NY 12553

Gojka, Josika &  
Bita, Adrian ✓  
125 Lakeside Road  
Newburgh, New York 12550

Lewis, Thomas & ✓  
Rudin, Claudia  
81 Vails Gate Heights Drive  
New Windsor, NY

Mitchell, Glen & Regina ✓  
89 Vails Gate Heights Drive  
New Windsor, NY 12553

Mitchell, Glen T. ✓  
85 Vails Gate Heights Drive  
New Windsor, NY 12553

Garcon, Lionel & ✓  
Marie C. Charles Garcon  
103 Vails Gate Heights Drive  
New Windsor, NY 12553

Weissman, Ingrid ✓  
109 Vails Gate Heights Drive  
New Windsor, NY 12553

Mariette, Aliz M. & Adell ✓  
117 Vails Gate Heights Drive  
New Windsor, NY 12553

Banks, Earnest & Ruth ✓  
125 Vails Gate Heights Drive  
New Windsor, NY 12553

Feinberg, Joel & Talietha ✓  
PO Box 951  
Vails Gate, NY 12584

Morange, William A. & Diana A. ✓  
149 Vails Gate Heights Drive  
New Windsor, NY 12553

Uherec, Joseph J. & Doreen V. ✓  
157 Vails Gate Heights Drive  
New Windsor, NY 12553

Kayes, Vincent L. & Jeanne M. ✓  
165 Vails Gate Heights Drive  
New Windsor, NY 12553

Town of New Windsor ✓  
555 Union Ave.  
New Windsor, NY 12553



Kercado, Hector & Carol ✓  
84 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Maresca, John R. ✓  
86 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Nottingham, Mary L. ✓  
PO Box 501  
Vails Gate, NY 12584

Warner, Jr. John F. & Carol S. ✓  
90 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Dolan, Bernard & Beatrice ✓  
92 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Mendelson, Richard & Donna ✓  
96 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Velez, Jose M. ✓  
100 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Obey, Paulette & Mirta ✓  
102 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Hughes, John J. & Fay E. ✓  
104 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Nakatsu, Tetsuo & Mary Ellen ✓  
106 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Manna, Frank & Margaret ✓  
108 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Napolitano, Thomas & Billie Mae ✓  
110 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Saunders, Leon E. ✓  
& Barnett, Ann L.  
114 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Donaghy, Francis J. & Agnes ✓  
116 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Mazureck, Robert A. & Linda R.  
118 Vails Gate Hgts. Dr. ✓  
New Windsor, NY 12553

Knight, Jeffrey P. ✓  
& Earley, Veronica  
120 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Mahoney, John F. & Luz M. ✓  
122 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

McGarry, William & Lynne ✓  
124 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Higgenbotham, Eddie J. & Kimberly ✓  
126 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Sorrentino, Robert ✓  
59 Westlyn Dr.  
Bardonia, NY 10954

Lamb, Edward M. & Anne P. ✓  
130 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Barnes, Leo K. ✓  
1 Broadcast Plaza, Suite 300  
Merrick, NY 11566

Sullivan, Francis E. & Carolyn M. ✓  
136 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Kessler, William & Adele ✓  
138 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Tringali, Robert F. & Robert F., Jr. ✓  
& Laura A. Hawkins  
140 Vails Gate Hgts. Dr.  
New Windsor, NY 12553

Gracey, Adeline P. ✓  
9206 Wofford Lane  
College Park, MD 20740

Ryerson, Jamene D.  
148 Vails Gate Hgts. Dr. ✓  
New Windsor, NY 12553

Simon, Daniel W. & Jennie E. & Jennie L.  
6 Mertes Lane ✓  
New Windsor, NY 12553

Morey, Frank A. & Lois A. ✓  
Mertes Lane ✓  
New Windsor, NY 12553

Sherwood, Marcia J. ✓  
5 Putnam St. ✓  
Newburgh, NY 12550

Consolidated Rail Corporation  
Property Tax Dept. ✓  
PO Box 8499  
Philadelphia, PA 19101

Rashbaum, Gilbert ✓  
PO Box 7002 ✓  
5 Meadow Hill Rd.  
Newburgh, NY 12550

Gualtieri, Clarence & Lorraine ✓  
32 Stony Run Rd. ✓  
Newburgh, NY 12550

Kodsi, Moshe & Godsi Mayer ✓  
PO Box 575 ✓  
Vails Gate, NY 12584

Orange Co. I.D.A. ✓  
c/o Strober King Bldg. Supply ✓  
PO Box 726  
Vails Gate, nY 12584

Sy Realty Corp. ✓✓  
550 Hamilton Ave. ✓  
Brooklyn, NY 11232

Strober, Eric D. ✓  
& John Yankulis ✓  
c/o Temple Hill Property ✓  
550 Hamilton Ave.  
Brooklyn, NY 11232

Manning, Thomas & Kathleen I.  
22 Pat Rd.  
Newburgh, NY 12550 ✓

Trifilo, William J. & Etta ✓  
PO Box 155  
Vails Gate, NY 12584

DeCouto, Terry C. & Lorraine ✓  
132 Old Temple Hill Rd.  
New Windsor, NY 12553

Sheafe, Wayland H. & Joy C. ✓  
Box 21, Route 207  
Rock Tavern, NY 12575

Tornatore, Antonio & Gemma ✓  
82 Continental Dr.  
New Windsor, NY 12553

Nichols, Walter L. & Louella ✓  
PO Box 579  
Vails Gate, NY 12584

Betrix, David B. & Elizabeth A. ✓  
PO Box 465  
Vails Gate, NY 12584

County of Orange  
c/o Walter L. & Lovella Nichols ✓  
PO Box 579  
Vails Gate, NY 12584

Taravella, Frances T. ✓  
Box 94  
Old Temple Hill Rd.  
Vails Gate, NY 12584

Andrews, Eugene L. & Ruth ✓  
PO Box 292  
Vails Gate, NY 12584

DeDominicis, Antonio & Giencinta ✓  
PO Box 327  
Cornwall, NY 12518

Babcock, Robert & Catherine ✓  
Box 537  
Vails Gate, NY 12584

Dr. Louis Korngold ✓  
135 Strawtown Rd.  
West Nyack, NY 10994

Albany Savings Bank ✓  
94 Broadway  
Newburgh, NY 12550

R&S Foods, Inc. ✓  
249 North Craig St.  
Pittsburgh, PA 15213

New York State Dept. of Transportation  
Stewart Airport  
PO Box 6100 ✓  
New Windsor, NY 12553

Casaccio, Paul & Virginia ✓  
41 Barclay Rd.  
New Windsor, NY 12553

Brambury Associates ✓  
765 Elmgrove Rd.  
Rochester, NY 14624

TGS Associates, Inc. ✓  
15 E. Market St.  
Red Hook, NY 12571

City School District of Newburgh  
Vails Gate Elementary School  
98 Grand St. ✓  
Newburgh, NY 12550

Lipovsky, Jerome ✓  
85 Congers Rd.  
New City, NY 10956

Mylonas, Dimitrios & Pope ✓  
c/o New Windsor Coach Diner  
351 Windsor Highway  
New Windsor, NY 12553

Prendergast, Patricia W. ✓  
52 Continental Dr.  
New Windsor, NY 12553

DeGregorio, Peter & Sandra ✓  
54 Continental Dr.  
New Windsor, NY 12553

Hilton, Frank & Daisey Lee ✓  
PO Box 193  
Vails Gate, NY 12584

Stafford, William F. & Elizabeth A.  
58 Continental Dr.  
New Windsor, NY 12553 ✓

Storey, Richard F. & Diane M.  
422L Bailey Loop  
West Point, NY 10996 ✓

Cohen, Richard M.  
& Jeryl A. Dorsey  
62 Continental Dr.  
New Windsor, NY 12553 ✓

Crook, Richard J. & Jeannie M.  
64 Continental Dr.  
New Windsor, NY 12553 ✓

Rohan, John F. & Mary V.  
66 Continental Dr.  
New Windsor, NY 12553 ✓

Bakker, Berend & Margaret R.  
68 Continental Dr.  
New Windsor, NY 12553 ✓

STP/JMK Properties, Inc.  
298 Forge Hill Rd.  
New Windsor, NY 12553 ✓

Andriuolo, Carmine  
363 Windsor Highway  
New Windsor, NY 12553 ✓

Estate of Harold J. Adams  
c/o Robert J. Adams  
1515 Arapahoe St., T-3-1100  
Denver, CO 80202 ✓

Laborers Local 17 Realty Trust  
305A Little Britain Rd.  
Newburgh, NY 12550 ✓

Cicchetti, O. Edward  
8 Baltsas Lane  
Newburgh, NY 12550 ✓

Vitola, Reziero  
12 Lancer Dr.  
Newburgh, NY 12550 ✓

Bankers Trust Hudson Valley N.A.  
c/o Barclays Bank  
Attn: Real Estate Dept. ✓  
604 Broad Hollow Rd.  
Melville, NY 11747

Kettner, David E. & Diana L.  
43 Continental Dr. ✓  
New Windsor, NY 12553

Reyes, Saturnino & Genovena  
51 Continetal Dr. ✓  
New Windsor, NY 12553

Kemp, Marie ✓  
49 Continental Dr.  
New Windsor, NY 12553

Kerwick, Thomas J. & Mary G. ✓  
47 Continental Dr.  
New Windsor, NY 12553

Kraiza, Joseph M. & Aurora M. ✓  
45 Continental Dr.  
New Windsor, NY 12553

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

# 91-16.

Date: 7/9/91.

I. ✓ Applicant Information:

- (a) FROHLING SIGN CO. 419 E. RTE 59 NANUET, N.Y. 914-623-2288.  
(Name, address and phone of Applicant) (Owner)
- (b) CALDER INC. 30 GLOVER AVE NORWALK, CT. 203-849-2481  
(Name, address and phone of purchaser or lessee)
- (c) \_\_\_\_\_  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☒ Sign Variance
- ☐ Area Variance ☐ Interpretation

III. ✓ Property Information:

- (a) C CALDER RTE 32. 65/2/12 N/A.  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? NONE
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 8/7/84.
- (e) Has property been subdivided previously? NO When? -
- (f) Has property been subject of variance or special permit previously? Yes When? 7/16/75.
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: NO

IV. Use Variance: N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow:  
(Describe proposal) \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_



- (b) <sup>N/A</sup> The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

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V. Area variance: <sup>N/A</sup>

- (a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.	/	/
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage*	%	%
Floor Area Ratio**		

\* Residential Districts only

\*\* Non-residential districts only

- (b) <sup>N/A</sup> The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

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VI. ✓ Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

	Requirements	Proposed or Available	Variance Request
VERTICAL DIM	Sign 1	20 sq. ft.	241 sq. ft.
	Sign 2	21	7' *
	Sign 3		
	Sign 4		
	Sign 5		
	Total	20 sq. ft.	241 sq. ft.

\*height

- (b) ✓ Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

PROPOSE TO INSTALL ONE (1) SINGLE FACED WALL SIGN MEASURING 9' X 29'. PROPOSED SIGN IS CONSISTANT WITH THE SET BACK OF THE BUILDING AND THE SPEED LIMIT ALONG RTE 32 AND CANNOT BE POSITIONED AS THE ANCHOR POINT OF THE SHOPPING CENTER.

- (c) ✓ What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

\_\_\_\_\_

VII. Interpretation: N/A

- (a) Interpretation requested of New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

- (b) Describe in detail the proposal before the Board:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VIII. ✓ Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

THE SIGN IS CONSISTANT WITH OTHER SIGNS IN THE AREA, IS AESTHETICALLY PLEASING AND FITS WITH THE ARCHITECTURE OF THE BUILDING.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IX. ✓ Attachments required:

- ✓ Copy of letter of referral from Bldg./Zoning Inspector.
- ✓ Copy of tax map showing adjacent properties.
- Copy of contract of sale, lease or franchise agreement.
- ✓ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ✓ Copy(ies) of sign(s) with dimensions.
- ✓ Check in the amount of \$ 50.00 payable to TOWN OF NEW WINDSOR.
- ✓ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 7/9/91

STATE OF NEW YORK)  
COUNTY OF ORANGE ) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

*James J. Olson*  
(Applicant)

Sworn to before me this

9th day of July 1991.  
*Patricia A. Barnhart*

XI. ZBA Action:

PATRICIA A. BARNHART  
Notary Public, State of New York  
No. 01BA4904134  
Qualified in Orange County  
Commission Expires August 31, 1991

- (a) Public Hearing date \_\_\_\_\_
- (b) Variance is \_\_\_\_\_  
Special Permit is \_\_\_\_\_
- (c) Conditions and safeguards: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY  
RESOLUTION OF ZONING BOARD OF APPEALS.

*Bila Partners*

*see 4-1*

*cc: Bila Partners  
ZBA*

WILLIAM ROSENBERG

April 22, 1991

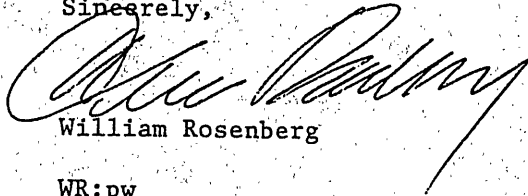
Mr. Frank Lisi  
Building Inspector  
OFFICE OF THE BUILDING INSPECTOR  
Town of New Windsor  
Orange County, NY 12553

Dear Mr. Lisi:

I reviewed all the specifications and certainly approve of the sign application of contractor FROHLING CO. of Nanuet, NY. Would you kindly issue a permit for installation of this sign.

Thank you for your attention.

Sincerely,



William Rosenberg

WR:pw

file -  
Bila

PUBLIC NOTICE OF HEARING BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals  
of the TOWN OF NEW WINDSOR, New York will hold a  
Public Hearing pursuant to Section 48-34A of the  
Zoning Local Law on the following proposition:

Appeal No. 91-14

Request of CALDER, INC.

for a VARIANCE of

the regulations of the Zoning Local Law to

permit A SINGLE FACED WALL SIGN MEASURING  
9' X 29' WITH MORE THAN THE ALLOWABLE AREA

being a VARIANCE of

Section 48-12 - SUPPLEMENTARY SIGN REGULATIONS

for property situated as follows:

CALDER, INC.

ROUTE 32

VAH/SP/18, N.Y.

SAID HEARING will take place on the 22nd day of  
July, 1991, at the New Windsor Town Hall,  
555 Union Avenue, New Windsor, N. Y. beginning at  
7:30 o'clock P. M.

Richard Fenwick  
Chairman

ORANGE COUNTY DEPARTMENT OF PLANNING  
APPLICATION FOR MANDATORY COUNTY REVIEW  
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 91-16

1. Municipality Town of New Windsor Public Hearing Date 7/22/91

☐ City, Town or Village Board ☐ Planning Board ☒ Zoning Board

2. Owner: Name Bila Partners (Caldor)

Address 158 N. Main Street, Florida, NY 10921

3. Applicant\*: Name (Same)

Address \_\_\_\_\_

\* If Applicant is owner, leave blank

4. Location of Site: Windsor Highway, New Windsor NY  
(street or highway, plus nearest intersection)

Tax Map Identification: Section 65 Block 2 Lot 12

Present Zoning District C Size of Parcel 19.9 acres

5. Type of Review:

Special Permit: \_\_\_\_\_

Variance: Use \_\_\_\_\_

Sign

Area - Sign for Caldor's - (See attached plan)

Zone Change: From \_\_\_\_\_ To \_\_\_\_\_

Zoning Amendment: To Section \_\_\_\_\_

Subdivision: Number of Lots/Units \_\_\_\_\_

Site Plan: Use \_\_\_\_\_

7/9/91  
Date

Dorinda A. Reinhart, Secy.  
Signature and Title

BILA PARTNERS

MR. FENWICK: This is a request for 241 square foot wall sign and 7 foot vertical dimension variances to install sign at Caldor Department Store on Route 32 in a C zone.

Mr. Brian O'Connor came before the Board representing this proposal.

MR. FENWICK: Do you want to explain to us what you have?

MR. O'CONNOR: Basically, what we are requesting is a variance to install a larger wall sign than what the zoning code allows. The existing sign that was taken down at one point during the remodeling, when they put up the new facia, when they put the sign back up, they did not put up the entire sign the way it used to read with the logo and had Caldor going up at an angle. Caldor is in the process of changing their corporate identity program. They are changing all their signs, their shopping baskets, the carts, the interior of the stores, they are remodeling. As they go along, remodeling each individual store, they are changing the sign. In this particular case, since the entire shopping center is being remodeled, they wanted to go in and update the sign. So, basically, what we have is it's a nonilluminated red panel that's mounted to the facia and there are individual letters mounted to the red panel. The sign coincidently, the size sign that they wanted happens to fit quite nicely in one of the panels that the facia has there. It's broken up into individual colors, lighter and darker shades of blege and each individual panel there is 9 foot high, which the panel sign happens to be 9 foot high.

This is a photograph of the sign during the daytime and then this is the photograph of the sign at night. As you can see, the red panel is nonilluminated but the letter itself is front lit and also is back lit so it casts a little silhouette around it.

MR. TORLEY: Is that the Norwalk store?

MR. O'CONNOR: Even though this is where the corporate headquarters are, we are in the middle of getting a variance there. That happens to be the Bedford Hills store.

MR. PETRO: What's this little do-hickie above the D on Caldor?

MR. O'CONNOR: Every Board that I appear in front of always asks the same thing. They put an accent above the D and once the store is remodeled, they have signs accent on savings, accent on service, accent on discounts, accent on scanning, it's all part of a marketing--they are one of the few retailers that are doing quite well.

MR. TORLEY: Now we have had people in the past coming in with signs and they count the sign area as just letters both the background, remember those?

MR. O'CONNOR: If you were to do that--

MR. PETRO: Still 3 foot to high.

MR. BABCOCK: Just to clarify a little bit, if you want to classify just the square footage of the, each letter, each letter in my opinion would constitute a sign so then you'd have a problem because of the amount of letters that you'd want to put up.

MR. O'CONNOR: The letters themselves, the 5 foot letters are in keeping with the new ShopRite sign. That sign, I haven't gone out and physically measured it but looking at it, it's at least 5 foot high, maybe even 6 foot letters then they have the circular logo.

MR. FENWICK: Why aren't they in to see us?

MR. BABCOCK: Which one?

MR. FENWICK: ShopRite.

MR. BABCOCK: In a matter of time.

MR. FENWICK: Okay. One of the things I am going to put over to the attorney, because he says it better than I can is for practical difficulty.

MR. LUCIA: Generally, assuming the Board sets you up for a public hearing, the legal standard you have to prove in order to have the Board grant the sign area variance is the practical difficulty you have in complying with the existing letter of the law. If your setback is such and the traffic that goes by is of such a volume, that way 40 square foot--

MR. BABCOCK: Twenty (20) square foot.



MR. LUCIA: Twenty (20) square foot would be unrealistic for your size of operation, essentially it's a practical type of approach but lay out for them exactly whv it is you need what you're asking for.

MR. PETRO: Three hundred (300) foot off the road would be a real--

MR. O'CONNOR: Practical difficulty.

MR. LUCIA: I'm not sure this involves you that new facade is higher than the pre-existing one. That ever come through your office?

MR. BABCOCK: No, that was all approved by the Planning Board and that's the way it went so I really, I didn't question anything there. Just for the Boards clarification, though, I did talk to Mr. Rosenberg from Bila Partners about all the signs throughout the whole plaza because they are going to be changing each and every sign. And I suggested that he would do the same as Mr. Katz across the street, come in and come up with some idea of what type of sign he wants each and every business to have there because each and every business typically needs a variance. Right now, they are in the process of figuring that out. When I talked to Mr. Rosenberg, he told me that Caldors would like to proceed and go ahead with getting their new sign up. Then, he's going to take care of the rest of it. Right now, what they are going to do once the facade is finished in front of each individual store is put back up the old sign, which by today's zoning, is still illegal so it's a tricky situation there.

MR. LUCIA: Okay, also when you come back, would you bring some kind of a letter of authorization from Bila Partners authorizing you to make this presentation.

MR. FENWICK: There was a height variance given for the property.

MR. LUCIA: That was for the new construction. I don't think it applied to the facade and existing new construction.

MR. FENWICK: I don't know how high it came across actually it was pretty high. When you measured it at the back, it would be higher than anything because you'd still be going uphill. Any other questions from the Members of the Board? Motion to set him up for a public hearing.

5-13-91

MR. TANNER: I'll make that motion.

MR. PETRO: I'll second it.

ROLL CALL:

Mr. Torley	Aye
Mr. Tanner	Aye
Mr. Petro	Aye
Mr. Fenwick	Aye

MR. BABCOCK: I have a letter from Mr. Rosenberg himself. We told him that that would be requested.

MR. LUCIA: Okay, that's fine. That existing letter is fine.

MR. O'CONNOR: The next, if I can do the paperwork right away and get it back into you.

MR. FENWICK: You're going to be in the fourth week in June, second meeting in June, it's going to be back that far. I can tell you that right now.

MRS. BARNHART: 24th is the date.

MR. FENWICK: If your paperwork is in and that is all done by way of Pat.

MR. O'CONNOR: Thank you very much, good night.

OFFICE OF THE BUILDING INSPECTOR - TOWN OF NEW WINDSOR  
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Prelim,  
May 13, 1991.  
91-16.

DATE: 4 91

APPLICANT: BILA PARTNERS  
176 N. MAIN ST  
FLORIDA NY 914 651-4411

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED \_\_\_\_\_  
FOR (BUILDING PERMIT) \_\_\_\_\_  
LOCATED AT RT 32

ZONE C  
DESCRIPTION OF EXISTING SITE: SEC: 65 BLOCK: 2 LOT: 12  
CALDOR DEP STORE

IS DISAPPROVED ON THE FOLLOWING GROUNDS: PROPOSED SIGN  
EXCEEDS 20 sq ft MAX + 2' VERTICAL DIMENSION

Stewart Livi  
BUILDING INSPECTOR

\*\*\*\*\*

<u>PERMITTED</u>	<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE <u>C</u> USE <u>N-8</u>		
SIGN _____	_____	_____
FREE STANDING _____	_____	_____
HEIGHT _____	_____	_____
WALL SIGNS <u>20 SQ FT</u>	<u>261 SQ FT</u>	<u>241 SQ FT</u>

APPLICANT: DILA PARTNERS  
176 N. MAIN ST  
FLORDIA NY 914 651-4411

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED \_\_\_\_\_

FOR (BUILDING PERMIT) \_\_\_\_\_

LOCATED AT RT 32 \_\_\_\_\_

ZONE C

DESCRIPTION OF EXISTING SITE: SEC: 65 BLOCK: 2 LOT: 12

CALDOR DEP STORE

IS DISAPPROVED ON THE FOLLOWING GROUNDS: PROPOSED SIGN

EXCEEDS 20 SQ FT MAX + 2' VERTICAL DIMENSION

Stewart Lisi  
BUILDING INSPECTOR

\*\*\*\*\*

<u>PERMITTED</u>	<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE <u>C</u> USE <u>N-8</u>		
SIGN _____	_____	_____
FREE STANDING _____	_____	_____
HEIGHT _____	_____	_____
WALL SIGNS <u>20 SQ FT</u>	<u>261 SQ FT</u>	<u>241 SQ FT</u>
TOTAL ALL SIGNS _____	_____	_____
VERTICAL DIMENSION <u>2'</u>	<u>9'</u>	<u>7'</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT: (914-566-8550) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

CC: Z.B.A., APPLICANT, B.P. FILE

**IMPORTANT**  
**REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE**

OTHER INSPECTIONS WILL BE MADE IN MOST CASES, BUT THOSE LISTED BELOW MUST BE MADE OR CERTIFICATE OF OCCUPANCY MAY BE WITHHELD. DO NOT MISTAKE AN UNSCHEDULED INSPECTION FOR ONE OF THOSE LISTED BELOW. UNLESS AN INSPECTION REPORT IS LEFT ON THE JOB INDICATING APPROVAL OF ONE OF THESE INSPECTIONS, IT HAS NOT BEEN APPROVED, AND IT IS IMPROPER TO CONTINUE BEYOND THAT POINT IN THE WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

- 1- WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING).
- 2- FOUNDATION INSPECTION - CHECK HERE FOR WATERPROOFING AND FOOTING DRAINS.
- 3- INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING.
- 4- WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
- 5- INSULATION.
- 6- PLUMBING FINAL & FINAL. HAVE ON HAND ELECTRICAL INSPECTION DATA PER THE BOARD OF FIRE UNDERWRITERS, AND FINAL CERTIFIED PLOT PLAN. BUILDING IS TO BE COMPLETE AT THIS TIME. WELL WATER TEST REQUIRED AND ENGINEERS CERTIFICATION LETTER FOR SEPTIC SYSTEM REQUIRED.
- 7- DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR. A DRIVEWAY BOND MAY BE REQUIRED.
- 8- \$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE SAME INSPECTION TWICE.
- 9- PERMIT NUMBER MUST BE CALLED IN WITH EACH INSPECTION.
- 10- THERE WILL BE NO INSPECTIONS UNLESS YELLOW PERMIT CARD IS POSTED.
- 11- SEWER PERMITS MUST BE OBTAINED ALONG WITH BUILDING PERMITS FOR NEW HOUSES.
- 12- SEPTIC PERMIT MUST BE SUBMITTED WITH ENGINEER'S DRAWING & PERC TEST.
- 13- ROAD OPENING PERMITS MUST BE OBTAINED FROM TOWN CLERK'S OFFICE.
- 14- ALL BUILDING PERMITS WILL NEED A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLIANCE AND THERE IS A \$15.00 FEE FOR THIS.

Name of Owner of Premises BILA PARTNERS  
Address 176 NORTH MAIN ST FLORENCE, NY Phone 914-651-4411  
Name of Architect \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_  
Name of Contractor FROHLING SIGN CO.  
Address 419 E RTE 59 N. LEXINGTON, NY Phone 914-623-2258  
State whether applicant is owner, lessee, agent, architect, engineer or builder CONTRACTOR  
If applicant is a corporation, signature of duly authorized officer.

James J. O'Brien, U.P.  
(Name and title of corporate officer)

1. On what street is property located? On the WEST side of ROUTE 32  
(N.S.E. or W.)  
and 0' SOUTH feet from the intersection of OLD NORTH RD.
2. Zone or use district in which premises are situated. Is property in a flood zone? Yes \_\_\_\_\_ No X
3. Tax Map description of property: Section 65 Block 2 Lot 162

APPROVAL OF ONE OF THESE INSPECTIONS, IT HAS NOT BEEN APPROVED, AND IT IS IMPROPER TO CONTINUE BEYOND THAT POINT IN THE WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

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Name of Owner of Premises BILA PARTNERS  
Address 176 NORTH MAIN ST FLORENCE, NY Phone 914-651-4411  
Name of Architect \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_  
Name of Contractor FROHLING SIGN CO.  
Address 419 E. RTE 59 NEWARK, NY Phone 914-623-2258  
State whether applicant is owner, lessee, agent, architect, engineer or builder CONTRACTOR  
If applicant is a corporation, signature of duly authorized officer.

James J. O'Brien, V.P.  
(Name and title of corporate officer)

1. On what street is property located? On the WEST side of ROUTE 32  
(N.S.E. or W.)  
and 0' SOUTH feet from the intersection of OLD NORTH RD.
2. Zone or use district in which premises are situated. Is property in a flood zone? Yes \_\_\_\_\_ No X
3. Tax Map description of property: Section 65 Block 2 Lot 102
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:  
a. Existing use and occupancy \_\_\_\_\_ b. Intended use and occupancy \_\_\_\_\_
5. Nature of work (check which applicable): New Building \_\_\_\_\_ Addition \_\_\_\_\_ Alteration \_\_\_\_\_ Repair \_\_\_\_\_  
Removal \_\_\_\_\_ Demolition \_\_\_\_\_ Other X New Sign 9' x 28'-11"
6. Size of lot: Front Rear \_\_\_\_\_ Depth \_\_\_\_\_ Front Yard \_\_\_\_\_ Rear Yard \_\_\_\_\_ Side Yard \_\_\_\_\_  
Is this a corner lot? \_\_\_\_\_
7. Dimensions of entire new construction: Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_ Number of stories \_\_\_\_\_
8. If dwelling, number of dwelling units \_\_\_\_\_ Number of dwelling units on each floor \_\_\_\_\_  
Number of bedrooms \_\_\_\_\_ Baths \_\_\_\_\_ Toilets \_\_\_\_\_  
Heating Plant: Gas \_\_\_\_\_ Oil \_\_\_\_\_ Electric/Hot Air \_\_\_\_\_ Hot Water \_\_\_\_\_  
If Garage, number of cars \_\_\_\_\_
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use Commercial
10. Estimated cost 15,000.00 Fee \_\_\_\_\_

(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....  
Approved.....19.....  
Disapproved a/c.....  
Permit No. ....

Office Of Building Inspector  
Michael L. Babcock  
Town Hall, 555 Union Avenue  
New Windsor, New York 12550  
Telephone 565-8807

Refer --  
Planning Board.....  
Highway.....  
Sewer.....  
Water.....  
Zoning Board of Appeals .....

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

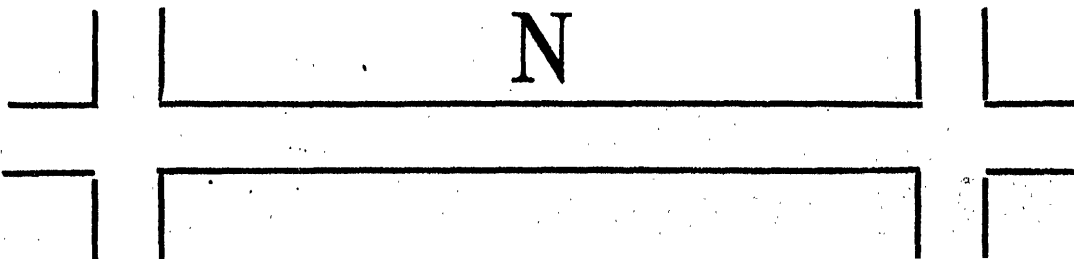
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

*K. J. ...* (Signature of Applicant) *419 E. RTE. 59 ...* (Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Refer —  
Planning Board.....  
Highway.....  
Sewer.....  
Water.....  
Zoning Board of Appeals.....

APPLICATION FOR BUILDING PERMIT  
Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

INSTRUCTIONS

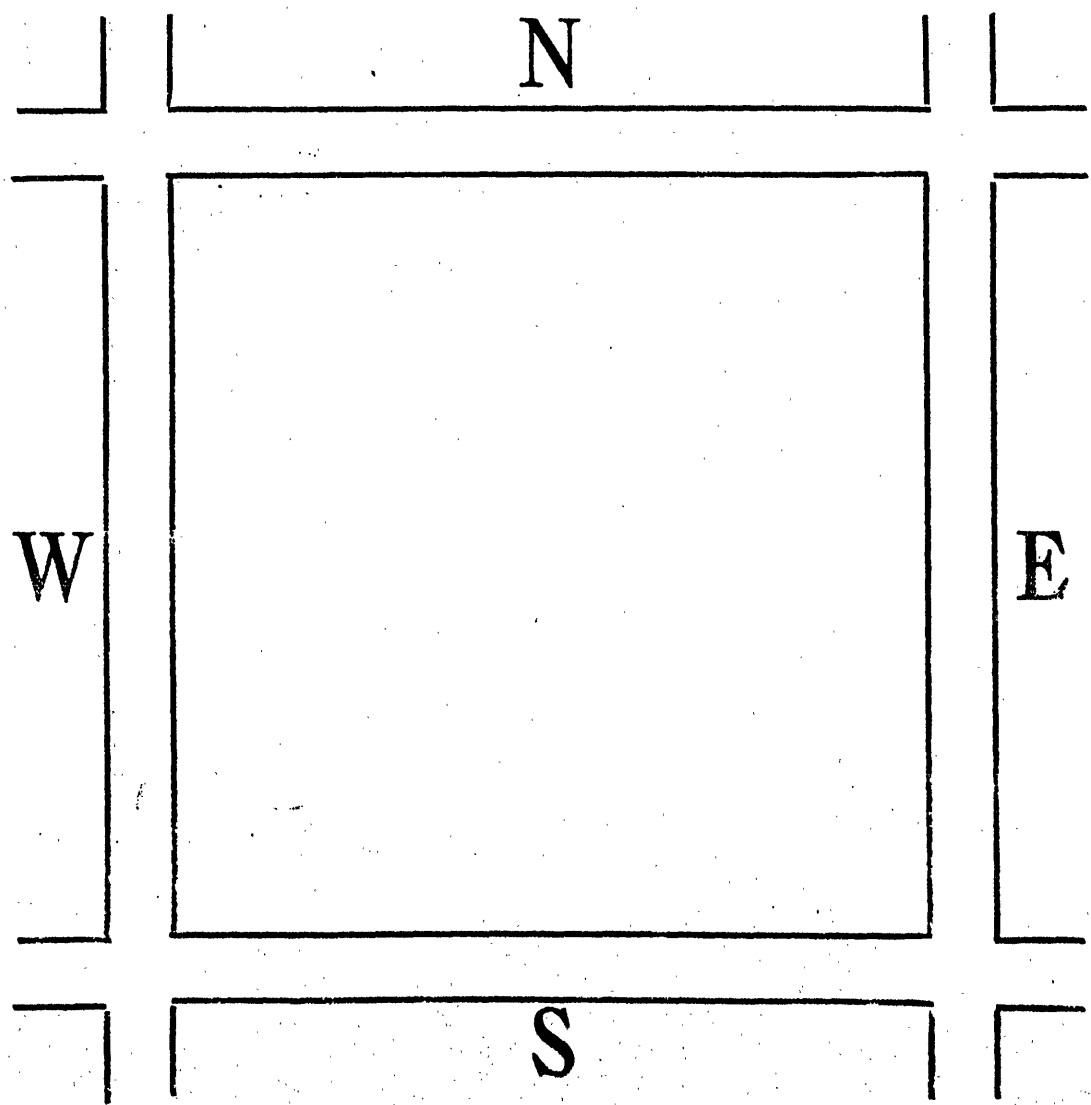
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*[Signature]*.....  
(Signature of Applicant).....419 E. RTE 59.....  
(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.  
Applicant must indicate the building line or lines clearly and distinctly on the drawings.





419 E. ROUTE 59

**FROHLING SIGN CO.**

914-623-2258

DESIGNERS

"SINCE 1933"

MANUFACTURERS

NANUET, NEW YORK 10954

• PLASTIC

April 9, 1991

• NEON

• sales

Town of New Windsor  
555 Union Ave.  
New Windsor, N.Y. 12553

• service

Attention: M. Lisi

• maintenance

RE: Exterior Signage  
Caldor, Inc.  
Big V Shopping Center  
Vailsgate, N.Y.

• painted signs

• installations

• time-temp units

• clocks

• score boards

• aluminum &  
bronze plaques

• memorials

• flag poles

• crane service

Dear Mr. Lisi:


Enclosed please find two (2) copies of a completed permit application for Caldor and two (2) copies of our Design #101390-A.

After reviewing the application, please call me with the permit fee and I will mail a check to your office.

If you should have any questions regarding the application, please do not hesitate to contact me at 914-623-2258.

Thank you.

Sincerely,

  
Brian O'Connor  
Vice President

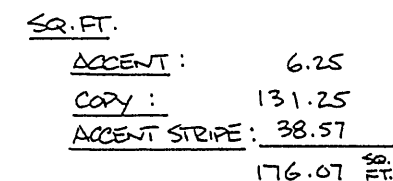
BOC:erd  
Encs.



SIGNS AND LETTERS OF STAINLESS STEEL, ALUMINUM, BRONZE, PORCELAIN, PLASTIC, WOOD

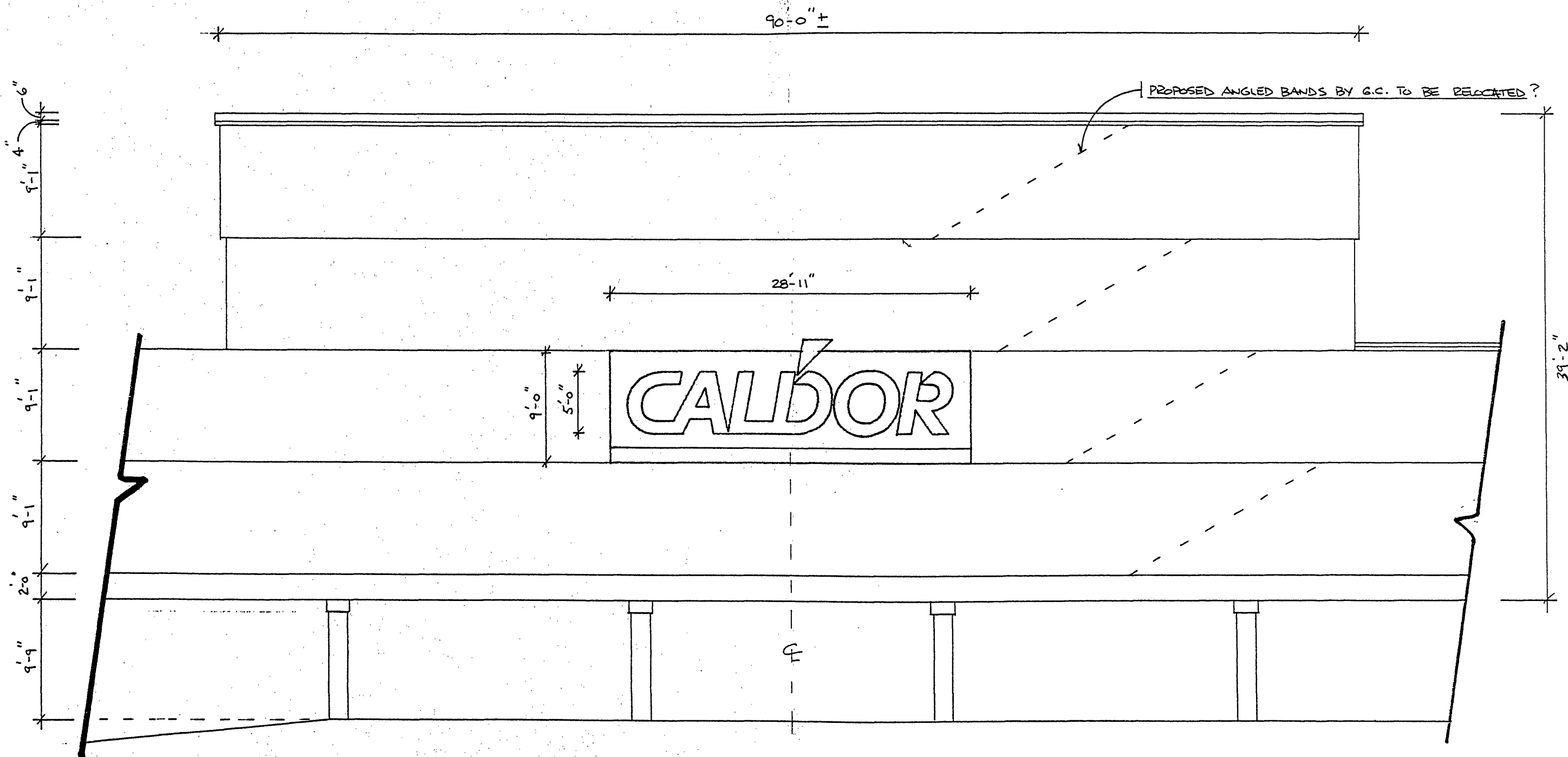
— ROCKLAND'S OLDEST & LARGEST —

TYPICAL / 5'-0" SET PROJECTED MOUNT CHANNEL  
LTR. W/ ACRYLIC FACE & BACKLIT ILLUMINATION



## Signage and Visual Identifications Fabrication/Installation/Maintenance

Drawing No. 101390-A Date OCT. 1990 Scale 1/8" = 1'-0"  
 Designed for CALDOR #47  
 Location BIG V SHOPPING PLAZA VALLSGATE, N.Y.



- PROPOSED 5'-0" SET NEON-CHANNEL LETTER PROJECTED MOUNT OFF 9'-0" x 28'-11" BKGD.
- SEE DRWG. # TYP-5 FOR SIGN DETAIL

PARTIAL FRONT ELEVATION

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**FROHLING SIGN CO.**  
 Signage and Visual Identifications  
 Fabrication/Installation/Maintenance

419 East Route 59 (by Sheraton Motor Inn) Nanuet, N.Y. 10954 (914) 623-2258



DATE		REVISIONS	
<b>CALDOR</b> STORE PLANNING DIVISION 20 GLOVER AVE. NORWALK, CT. ROUTE No 92 VALT, N.Y.			
PROJECT		LOCATION	
DWG BY: <b>SP</b> CHECKED BY: <b>SP</b> DATE: 9-14-76 SCALE: 1"=50' STORE NO.		SITE PLAN VALT, N.Y.	

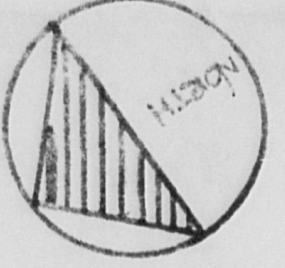
DWG. 10 PER BARCODE & HABITAT  
 ADOPTED 2/28/71 REV. 1/29/73

NEW YORK STATE HIGHWAY ROUTE # 92

TO NEWBURGH  
 TO VALT, N.Y.

OLD NORTH ROAD

BANK



TEARLE HILL ROAD

WINDSOR ESTATE

PROPERTY OF AND

STREAM

